



## Town of Waterford

Department of Planning and Development  
www.waterfordct.org

### Office Use Only

Date Submitted: \_\_\_\_\_

Processed By: \_\_\_\_\_

App. No.: \_\_\_\_\_

Total Fee: \$ \_\_\_\_\_

## Variance Application to the Zoning Board of Appeals

Property Address: 28 Vivion St., Waterford

### 1. Type of Variance Application(s) (Check all that apply)

- ☒ Residential ☐ CAM Residential ☐ Location of Approval DMV  
☐ Other Residential ☐ CAM Non-Residential ☐ Other: \_\_\_\_\_  
☐ Non-Residential

### 2. Owner(s) of Record (As listed on deed)

Name: Jeffrey and Audrey Huse Telephone#: 518-456-6412  
Address: 1 Lemme Lane Cell Phone#: 518-456-6469  
City/State: Slingerlands NY 12159 Email: jeffhuse@juno.com

### 3. Applicant Information

Name: Jeffrey and Audrey Huse Telephone#: 518-456-6412  
Address: 1 Lemme Lane Cell Phone#: 518-429-6469  
City/State: Slingerlands NY 12159 Email: jeffhuse@juno.com

### 4. Agent Information

Name: N/A Telephone#: \_\_\_\_\_  
Address: \_\_\_\_\_ Cell Phone#: \_\_\_\_\_  
City/State: \_\_\_\_\_ Email: \_\_\_\_\_

### 5. Application Request Type

I/We hereby apply for:

Variance from the Zoning Regulations ☒

Repairer's/Dealer's License ☐

**11. Has/Have any previous appeal(s) been filed in connection with these premises during the past ten calendar years?**

Yes ☐

No ☒

If yes, \_\_\_\_\_ and \_\_\_\_\_  
Date(s) Appeal Number(s)

**12. Coastal Area Management Boundary**

Is the property within the Coastal Area Management Boundary?

Yes ☐

No ☒

Is a CAM report required?

Yes ☐

No ☐

If yes, is the report attached?

Yes ☐

No ☐

If No, note the exempt section(s) of Zoning Regulations \_\_\_\_\_

**13. Owner, Applicant and/or Agent Acknowledgement**

By signing below, the Owner and Applicant hereby grant the Waterford Zoning Board of Appeals and its authorized agents, including the Zoning Enforcement Officer, and Town Public Works Staff, the right to enter the premises, subject of the application, to inspect and verify the information contained in the variance application.

I/We hereby depose and say that all the above statements and the statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

  
Signature of Owner

25 May, 2023  
Date

\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Date

Additional information on replacement of garage at 28 Vivian Street  
submitted by Jeffry and Audrey Huse

- The proposed 14' x 20' (280 sq ft) structure will replace an existing garage structure which is a 12' x 18' structure with two 9' x 4' additions on the south and east sides respectively (288 sq ft). Because of the additions, the overall dimensions of the existing building are 16' x 22'. The proposed building would be 2' smaller in each dimension.
- The two additions on the existing building make the existing footprint impossible to have a modern garage with a conventional 8' overhead door.
- Since the proposed building is 2' shorter overall, it would bring the garage into compliance with the 50' setback from Orient Street. The existing building is 48' from Orient.
- The main portion of the proposed garage would be shifted 2' away from the house. The existing garage is only 20" from the house. The proposed structure would still be 50' from both Orient Street and Vivian Street.
- The width of the property is only 75' so the back of the existing building is only 4' 8" from the north lot line. The proposed building would be the same distance from the property line.

**TOWN OF WATERFORD ZONING BOARD OF APPEALS**

LIST OF PROPERTIES WITHIN 150'  
OF PROPERTY LOCATED AT:

**28 Vivian Street**

SUBMIT THIS FORM WITH APPLICATION

| OWNER                         | UNIQUE ID | PROPERTY ADDRESS   | MAILING ADDRESS       |
|-------------------------------|-----------|--------------------|-----------------------|
| AEI KANE LLC                  | 831400    | 22 VIVIAN STREET   | 51 JUPITER POINT ROAD |
|                               |           | WATERFORD CT 06385 | GROTON, CT 06340      |
| AYDIN                         | 832000    | 33 VIVIAN STREET   | 33 VIVIAN STREET      |
| HUSEYIN NAIL                  |           | WATERFORD CT 06385 | WATERFORD CT 06385    |
| CARD                          | 832300    | 36 VIVIAN ST       | 36 VIVIAN ST          |
| BARRY                         |           | WATERFORD CT 06385 | WATERFORD CT 06385    |
| COLLINS                       | 535100    | 29 OLIVE STREET    | 29 OLIVE STREET       |
| PATRICK H JR                  |           | WATERFORD CT 06385 | WATERFORD CT 06385    |
| COPPOLO                       | 831900    | 31 VIVIAN STREET   | 31 VIVIAN STREET      |
| CHRISTOPHER & MONTI ALEXANDRA |           | WATERFORD CT 06385 | WATERFORD CT 06385    |
| CORMIER                       | 535500    | 36 OLIVE STREET    | 595 LINDSEY LN        |
| RICHARD N                     |           | WATERFORD CT 06385 | ST AUGUSTINE FL 32086 |
| DAMON                         | 831500    | 25 VIVIAN ST       | 25 VIVIAN ST          |
| SUSAN L & PRENTICE DAWN L     |           | WATERFORD CT 06385 | WATERFORD CT 06385    |
| HOSTNIK                       | 832200    | 35 VIVIAN STREET   | 35 VIVIAN STREET      |
| SUSAN                         |           | WATERFORD CT 06385 | WATERFORD CT 06385    |
| KOSLOSKEY                     | 831300    | 21 VIVIAN ST       | 21 VIVIAN ST          |
| CHRISTIAN                     |           | WATERFORD CT 06385 | WATERFORD CT 06385    |
| LEWIS                         | 536000    | 45 OLIVE ST        | 45 OLIVE ST           |
| LESLIE A L/U & GILDA L/U      |           | WATERFORD CT 06385 | WATERFORD CT 06385    |

RECORD AND RETURN TO:  
Jeffrey Huse  
Audrey Huse  
1 Lemme Lane  
Slingerlands, NY 12159

**SPECIAL WARRANTY DEED**

**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:**

**KNOW YE THAT, Fannie Mae A/K/A Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043,** Acting herein by Sean E. Sweeney an authorized representative of McCalla Raymer Leibert Pierce, LLC, as Attorney-in-Fact for Fannie Mae A/K/A Federal National Mortgage Association under a certain Limited Power of Attorney dated January 20, 2017, (hereinafter referred to as Grantor), for the consideration of **ONE HUNDRED FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$105,500.00)** received to its full satisfaction of **JEFFRY HUSE and AUDREY HUSE, 1 Lemme Lane, Slingerlands, NY 12159, as Joint Tenants** (hereinafter referred to as Grantees), does give, grant, bargain, sell and confirm unto the Grantees, and the survivor of them and the heirs and assigns of the survivor of them forever, the following described real property.

That certain piece or parcel of land situated in the Town of Waterford, County of New London and State of Connecticut, known as **28 VIVIAN STREET**, and more particularly described in SCHEDULE A attached hereto and made a part hereof.

Said premises are subject to building lines, if established, all laws, ordinances or governmental regulations, including building, wetlands and zoning ordinances, assessments affecting the premises; Taxes due to the Town of Waterford which become due subsequent to the date of this Deed; Any state of facts an accurate survey or personal inspection of the premises may disclose.

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees and the survivor of them, and the heirs and assigns of the survivor of them forever, and to their own proper use and behoof.

**AND ALSO**, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantees, their survivor and such survivor's heirs and assigns, that Grantor has not done or suffered anything whereby the said real property has been encumbered in any way whatsoever, except as aforesaid.

**REO#P1709Y5**

**SCHEDULE A**  
**LEGAL DESCRIPTION**

**The full and undivided interest in and to a certain lot of land, with the buildings thereon, situated in the Town of Waterford, County of New London and State of Connecticut, being numbered Three Hundred Eighty-Seven (387) Three Hundred Eighty-Eight (388) and Three Hundred Eighty-Nine (389) on plan of Morningside Park by Daboll & Crandall C.E. dated August 1926 and recorded in the Waterford Land Records to which reference may be had for a more particular description.**

About

Layers

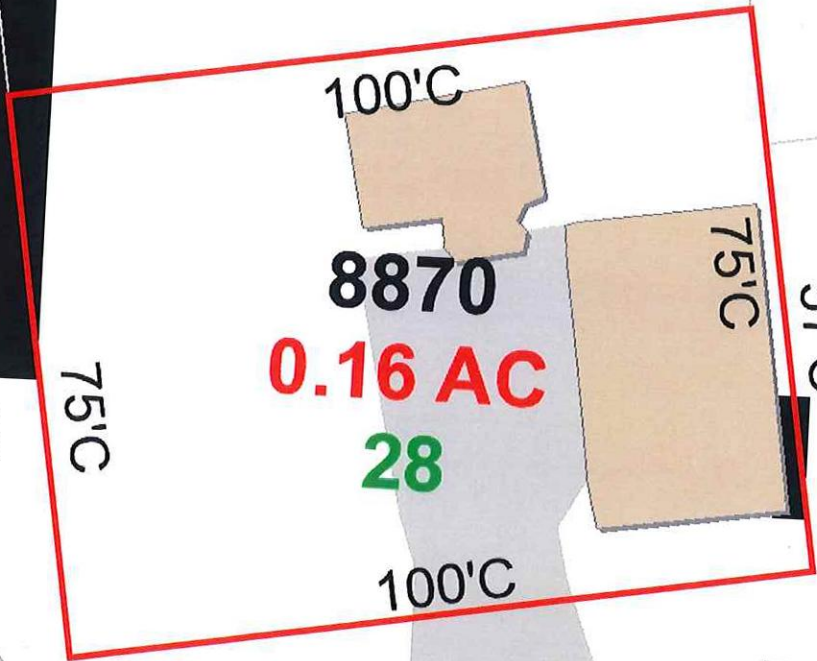
Identify

Summary

28 VIVIAN STREET

HUSE JEFFRY & AUDREY

Parcel ID: 831700 [View Details](#)



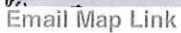
Copy and paste the following string into an email to link to the current map view:

Print Map



Size: \_\_\_\_\_  
Scale: 1" = \_\_\_\_\_ ft. Title: \_\_\_\_\_

Close Print



A horizontal line with a point labeled "lose" and a distance of 20m to the right, and a distance of 100ft to the right.

Size: 1

Scale: 1" =            ft.    Title:

Close Print